035.0	0001	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	878,000	/	878,000
USE VALUE:	878,000	/	878,000
ASSESSED:	878,000	/	878,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IAKOVOU CRYSTAL M/ TRUSTEE
Owner 2:	CRYSTAL M IAKOVOU TRUST
Owner 3:	
Street 1:	10 VILLAGE CIRCLE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	IAKOVOU CRYSTAL -
Owner 2:	-
Street 1:	10 VILLAGE CIRCLE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5110.000	465,200		412,800	878,000
Total Card	0.117	465,200		412,800	878,000
Total Parcel	0.117	465,200		412,800	878,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.64 | /Parcel: 397.64

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23986
GIS Ref	
GIS Ref	
Insp Date	11/07/18

!2837!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 035.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	465,200	0	5,110.	412,800	878,000		Year end	12/23/2021
2021	104	FV	444,100	0	5,110.	412,800	856,900		Year End Roll	12/10/2020
2020	104	FV	444,100	0	5,110.	412,800	856,900	856,900	Year End Roll	12/18/2019
2019	104	FV	344,100	0	5,110.	438,600	782,700	782,700	Year End Roll	1/3/2019
2018	104	FV	344,100	0	5,110.	319,900	664,000	664,000	Year End Roll	12/20/2017
2017	104	FV	322,800	0	5,110.	278,600	601,400	601,400	Year End Roll	1/3/2017
2016	104	FV	322,800	0	5,110.	237,300	560,100	560,100	Year End	1/4/2016
2015	104	FV	287,600	0	5,110.	232,200	519,800	519,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:07:48

LAST REV

Date	Time
04/02/19	14:41:19
apro	

USER DEFINED

Prior Id # 1:	23986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2837

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IAKOVOU CRYSTAL	1415-98		5/8/2012	Convenience	100	No	No		
	923-159		7/1/1979		65,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2013	1363	Manual	11,200	C				
3/14/1996	61	Manual	10,000					SIDING/GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
5/28/2014	External Ins	PC	PHIL C
1/17/2014	Info Fm Prmt	EMK	Ellen K
4/17/2009	Measured	372	PATRIOT
2/28/2000	Mailer Sent		
2/24/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5110		Sq. Ft.	Site		0	80.	1.01	1			Med. Tr	-10					412,777						412,800	

Total AC/HA:	0.11731	Total SF/SM:	5110	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	412,777	Spl Credit		Total:	412,800

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12554348
Const Adj.:	0.99980003
Adj $ / SQ:	202.557
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	632036
Depreciation:	166858
Depreciated Total:	465179

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

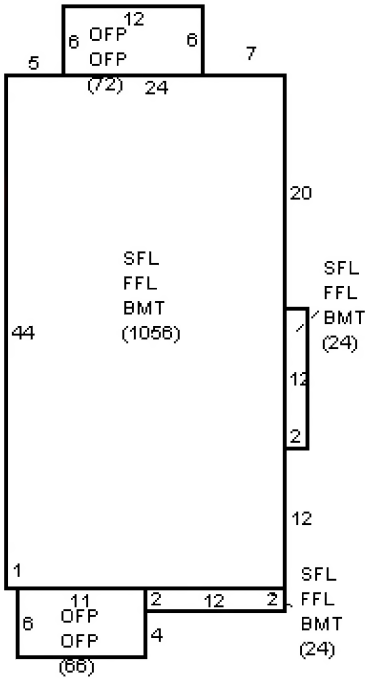
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	202.56
Special Features:	0	Val/Su Net:	129.65
Final Total:	465200	Val/Su SzAd	210.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	60.770	67,087
FFL	First Floor	1,104	202.560	223,623
SFL	Second Floor	1,104	202.560	223,623
OFP	Open Porch	276	22.470	6,203

Net Sketched Area:		3,588	Total:		520,536
Size Ad	2208	Gross Area	3588	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc